

Bury But Better 2009

 urbed

BURY COUNCIL



OPEN MARKET

Shopping Quarter

12.5

The existing retail core of the town includes the Mill Gate Shopping Centre, the Market and Kay Gardens. This is the retail heart of Bury much of which is now a covered shopping centre. To the south is the market and market hall, which remains one of the largest and most successful markets in Britain.

The original market was on Market Place. By the mid 19th century it had moved into a triangular market hall on the site that is now Kay Gardens while the land to the south was a fair ground. By the early 20th century a new grand market hall had been built on the site that is now the interchange (see plan) and Kay Gardens had become an open space. This market hall burnt down in the 1960s when the current market hall was built.

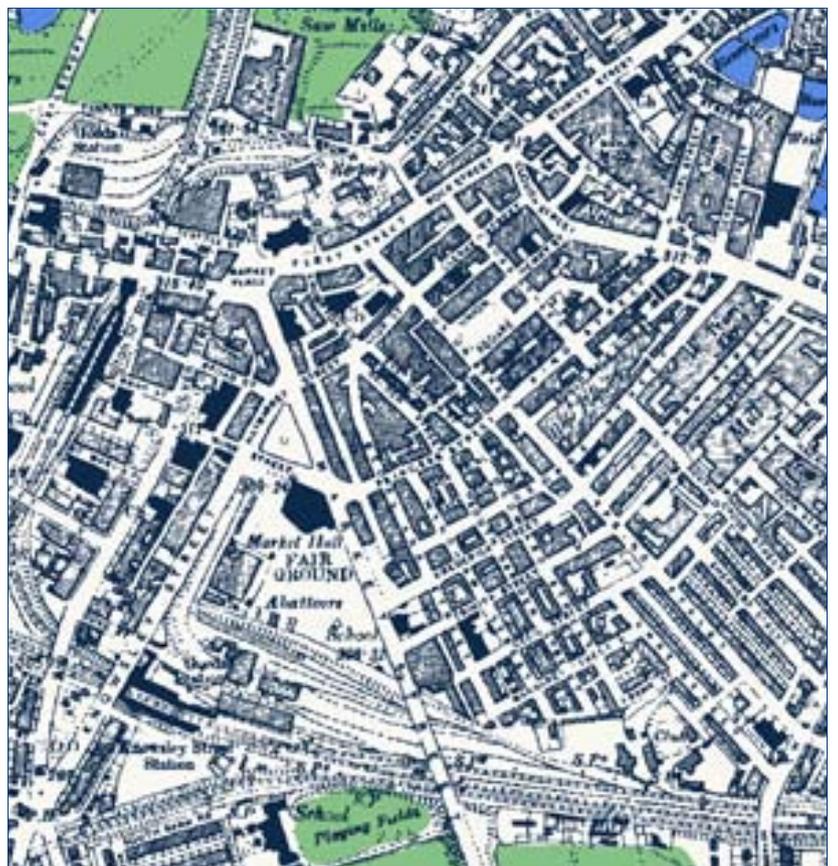
The Mill Gate Centre was originally developed in the early 1960s as an open shopping centre. The routes through the centre are the original streets that can be seen on the historic plan including Princess Street (now Princess Parade), Haymarket Street (now Haymarket) and Union Street (Now Union Parade). Most of the shopping centre was covered in the 1990s except for Princess Parade and The Square. Because it was not built as an indoor centre, it is light and airy internally. The centre is anchored by a Marks and Spencer store and a BHS and in total has around 140 units.

The Shopping Quarter also includes The Rock, which for many years has been Bury's main shopping street, and Woodfield retail park along with the Lascar works site. Much of the southern



Facing page: The Square and Bury Market

This page:
left: Shopping Quarter location plan;
below: the area in 1931





side of The Rock is in the same ownership as the Mill Gate Centre. The retail area has declined in recent years as trade has been drawn away by the Mill Gate Centre. The public realm treatment is looking dated and there is concern about the growth of charity shops and down-market outlets. The market is located south of the Mill Gate Centre and has 370 stalls including an extensive outdoor market open Wednesday, Friday and Saturday, a market hall and a meat and fish hall that trade 6 days a week. The market attracts a quarter of a million visitors a week. Woodfields retail park is a successful edge-of-centre retail development situated directly north of Peel Way. The area contains a large Tesco superstore and a number of other large retail units including Sports Direct and J.D. Sports. The Lascar works is located directly west of the retail park.



Bury But Better Vision: The 2003 masterplan was prepared at a time when the then owners of the Mill Gate Centre were developing proposals for the expansion of the centre. There was a great deal of discussion at the time about the shape of the redevelopment and its impact on the market and some of the schemes considered the redevelopment of the outdoor market. The final plan, however, managed to avoid this and instead looked to redevelop the market hall and Princess Parade. The latter project was proposed to become a covered mall with large floorplate retail units including a department store on Market Street.



The masterplan also considered the scope to expand the retail core of the town centre onto The Rock redevelopment and concluded that this could happen provided that the site was well connected to the town centre. The initial discussions about the shape of this retail development focussed on edge of centre provision. In particular there was discussion about accommodating a large supermarket on the site and a number of other large format units. The final masterplan was a pragmatic compromise between the commercial discussions and the urban design vision for the town centre.

The masterplan involved the removal of the Rochdale Road roundabout to create development sites for a fringe of development around the car park. The plan also showed a direct route from the end of The Rock to the supermarket.

It was also proposed that the Marks and Spencer unit should be extended to create a frontage onto The Rock to help regenerate the street. Another important issue at the time was a proposal to develop on the Market Car Park. A JJB scheme was part of the first phase but the masterplan recommended that the site should only be developed if a multi-storey car park was provided to serve the market.

The masterplan also sought to downgrade Angouleme Way. The idea was to signpost through-traffic along Peel Way allowing Angouleme Way to be downgraded into a local street with frontage development to create a new face to the town centre. As part of this we proposed the removal of the roundabout at the bottom of Rochdale Road.

Progress since Bury But Better:

The context within the Shopping Quarter has changed completely since the original 2003 masterplan.

Work on The Rock scheme is progressing well and the main phase will open in Autumn 2010. The scheme includes a second phase, which will see the redevelopment of the Hornby Buildings and the night club to the rear to create a stronger link between the scheme and the end of The Rock. The scheme includes 74,000 sq m of retail space including two department stores (Marks and Spencer and Debenhams) and 52 other retail units. The scheme also includes a 10-screen cinema and bowling alley, 400 apartments and includes 1,250 parking spaces mainly in a new multi-storey car park on the ring road.

The previous owners of the Mill Gate Centre, Westfield, have sold their interest to Scottish

Widows who have commissioned a Planning and Design Framework for the centre, which was published in early 2008. This identifies a series of smaller schemes to improve the viability of the centre as well as looking at links between the centre and The Rock development; the enhancement of key arrival points; the maximisation of active frontages along key pedestrian routes; and the improvement of legibility for pedestrians. Specific projects include:

- The development of two kiosk units on the former petrol station on Angouleme Way
- The glazing of The Square to include it within the covered shopping centre
- The development of service yards to create larger units
- The expansion onto Lion Gardens
- The development of a new 5,000 sq m department store and two 500 sq m units on the site of the telephone exchange
- New centre flooring and roof treatment
- The linking of Minden Parade and Union Arcade to create a retail circuit

The Marks & Spencer store operates as part of the Mill Gate Centre but is in a different ownership. The store has signed up with Thornfield to move into a new larger store in The Rock scheme by 2010. This will mean that the existing store is vacated and the Mill Gate Centre will lose its original anchor store. This does, however, create an opportunity to create a better link between the Mill Gate Shopping Centre and The Rock.

Lion Gardens is an issue that has become more pressing since the original study. This was a former church yard that is surrounded on two sides by blank frontages of the Mill Gate Centre. The former Post Office was to have been a Weatherspoons Pub but this has fallen through. The area, therefore, lacks a role and is dead space without active frontage.

Little has changed on The Rock itself. However, the Hornby Buildings at the eastern end of the

Facing page:
Top: the 2003 masterplan for the area;
middle: entrance to Mill Gate from Union Street;
bottom: Bury Market

Projects:

Short term projects:

- 5a. The Rock Triangle development (under construction completion due Autumn 2010)
- 5b. Public realm treatment of the Rock.
- 5c. Improvements to the Square/Princess Parade.
- 5d. The creation of larger units and improvements to the Mill Gate Centre.
- 5e. Non-food retail units on Foundry Street (existing consent).

Medium term projects:

- 5f. The creation of a footpath link along Angouleme Way.
- 5g. The development of Lion Gardens and the extension of the glazed mall to the former post office.
- 5h. The development of retail units and market management offices on the former petrol station on Angouleme Way.
- 5i. The redevelopment of the Hornby Buildings.
- 5j. The development of the telephone exchange as new retail space.
- 5k. The redevelopment of the old M&S store and Clerke Street.
- 5l. The development of new retail/leisure space fronting onto Market Street.



street has been included in Thornfield's Rock development. The block will be redeveloped as a second phase of the scheme to create a direct route between The Rock and the main route into the development. The Rock scheme will also include upgrading a pedestrianised section of The Rock.

Angouleme Way - As proposed in the 2003 masterplan the Council has been seeking to downgrade this part of the ring road. The roundabout has been removed as part of The Rock redevelopment scheme and there are proposals to create a footpath along the northern edge of Angouleme Way between Market street and The Rock development. This will become an important link between the Interchange and the scheduled night-time activities at the Rock development, especially during the evening when the Mill Gate is closed.

A town centre manager has been appointed as recommended in the 2003 study. The manager is working on a three year strategy for the town centre with work on the Town Centre Action Plan to be finalised in early 2009.

Updated Vision: The updated masterplan has been extensively revised from the original 2003 masterplan.

Short term projects in the masterplan comprise the proposals currently included in Scottish Widow's Planning and Development Framework, and the development of The Rock upto 2010.

The medium term projects allow the re-evaluation of retail opportunities in the town centre as a whole. Projects include the development of Lion Gardens on the basis that the space has been so badly undermined by previous development that it can never operate as a successful public space. As part of this, the glazed section of the centre would be extended as far as the former Post Office. The plan also shows the creation of larger units and the development of the former petrol station on Angouleme Way as a gateway building to improve pedestrian links between the interchange and the market, with the building containing a mix of management offices for the market and retail units. After mid-2010 the Marks and Spencer unit will become vacant providing an opportunity to create a direct link between the Mill Gate Centre and The Rock. The masterplan shows the redevelopment of the Marks and Spencer store to reopen Clerke Street as a double-sided arcade with a series of larger retail units. This will coincide with the redevelopment of the Hornby Buildings as the second phase of The Rock scheme allowing the two retail schemes to

Facing page: Phases One & Two of the 2008 masterplan for the area

This page: Indicative illustration of the Rock Triangle scheme; image courtesy of Thornfield Properties Ltd.





be welded together as part of a single retail offer. The concern is that if this is not done The Rock could operate independently of the town centre, which could do great harm to the Mill Gate Centre.

This strengthening of retail also includes the development of the Telephone Exchange to create new retail space with a frontage onto Angouleme Way. A scheme between the western edge of the Market and Angouleme Way allows Market Street to be reopened (although not to traffic) as a major pedestrian and visual link into town and the development of new retail space fronting onto Market Street to help transform the space. This would be ideally suited to quality café bar and restaurant uses.

Long term proposals look to improve the areas on the edge of the town centre, including a more radical approach to reconfigure Angouleme Way. The opening of a new road (Derby Way) as part of The Rock redevelopment creates an opportunity to move the ring road out one block to George Street. This would allow the area between George Street and Angouleme Way to be urbanised as part of the town centre. The scheme illustrated (left) shows a mixed use

development with retail space on the ground floor and apartments on the upper floors. This could include large footplate retailing to accommodate units such as PC World, Matalan and Argos who would be displaced by the scheme. The scheme would also allow a significant expansion of the market and the creation of a new section of outdoor market outside the market hall. It would also allow the creation of a significant new triangular town centre space – a second Kay Gardens. This is likely to be a long-term scheme and in terms of planning policy should be something that is catered for when the market is ready. It would, however, fundamentally change the shape of the centre by emphasising a legible and much shorter pedestrian route between the Market and The Rock scheme to complete the town centre circuit making the whole of the centre more unified and coherent.

The Shopping Quarter extends north to the former Lascar Works on Tanpits Road. This is a site on what could be an important pedestrian route into town. However, it is at a lower level than Peel Way and the adjacent Woodfields Retail Park and feels very isolated. By allowing access to the site via the retail park it is possible to develop the abandoned site as a large retail unit in a similar format to the Woodfield Retail Park. This would be a good opportunity for a high quality retail scheme for a furniture store on a number of levels over decked parking. Access would be from the Woodfield Retail Park.

The physical proposals within the strategy should be supported by the continuation of the existing Town Centre Management Initiative, “The Bury Town Centre Partnership”. This is needed to support the business community and the town centre as a whole, given the scale of change and expansion of the town centre, in bringing together a wide range of key stakeholders to move forward together and ensure the continued prosperity of Bury Town Centre.

Projects:

Long term projects:

- 5m. The re-routing of the ring road to George Street.
- 5n. The development of a mixed use quarter with retailing and residential space.
- 5o. The creation of a new triangular town centre public space.
- 5p. The expansion of the outdoor market.
- 5q. Retail development of the Lascar Works site.

Facing page: Phase Three of the 2008 masterplan for the area

This page: New England Quarter, Brighton

